East Craigs

1/1 Fauldburn Park
Edinburgh
EH12 8YN

Offers Around
£69,995

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Drummond Miller LLP
47 Lothian Road
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tel. 0131 229 3399
fax. 0131 229 3322

email. sales@drummond-miller.co.uk
web. www.drummondmiller.co.uk

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While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective Purchasers are advised to have their Solicitors Note interest with Drummond Miller LLP

- Well appointed studio flat in move-in condition
- Access to well maintained communal landscaped gardens
- Private allocated parking space
- Freshly decorated, newly carpeted and brand new kitchen

Accommodation, in short, comprises:
Hall, bed sitting room with three front facing windows, brand new fitted kitchen, bathroom with three piece colour suite and shower over bath.

Set back from Maybury Road (A902) some four miles north west of the City Centre, East Craigs is an extremely convenient and tranquil location. It is close to main road networks including Queensferry Road (A9) and Corstorphine Road (A8) leading to the City Bypass, Forth Road Bridge, M8 and M9 motorway, pleasant walks, a selection of golf courses, cycle tracks, the River Almond along with David Lloyd Sports Centre and the Drumbrae Leisure Centre are all readily accessible along with the Gyle Retail Park which offers an excellent selection of “high street” stores. Locally there is a supermarket, doctors surgery, dentist, chemist and an excellent selection of regular bus services.

The subjects for sale comprise a ground floor studio flat which has been completely redecorated, re-carpeted and a brand new kitchen installed. The property enjoys access to well maintained communal gardens and has its own allocated parking space. The common stair benefits from a secure entry phone system.

HALL
Entry phone receiver. Cupboard.

BED SITTING ROOM 17'0" x 11'5"
Bright spacious room with three front facing windows. Brand new wall mounted electric fire. Hanging cupboard. Door to kitchen.

KITCHEN 5'11" x 9'8"
Fitted with brand new attractive wall and floor mounted units. Stainless steel sink/drainer with mixer tap. Tiled splashback. Electric cooker point. Electric down floor heater. Extractor. Window overlooking communal landscaped gardens.

BATHROOM 6'6" x 4'1"
Located off the entrance hall. Fittings comprise a three piece colour suite. Triton T60 shower over bath. Electric down floor heater. Extractor. Cupboard with linen shelving housing both hot and cold water tanks.

GARDENS
The property has access to well maintained communal landscaped gardens surrounding the building.

PARKING
The property has its own allocated parking space.

EXTRAS
The property is sold as seen.

FACTOR
The factor for the development is McBride Property Factors. They have advised us that the maintenance float is £150 per flat - reviewable, the management fees are £108 including vat per annum - reviewable, the factoring fee is £250 inclusive of vat per annum - reviewable and the block buildings insurance is £106.12 per annum reviewable.

COUNCIL TAX
Band A

REFERENCE
AB/GM

VIEWING
By appointment through agents telephone 0131 229 3399.

Floor plans are indicative only - not to scale.